

APPROVED

VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING  
PUBLIC HEARING

JANUARY 9, 2017, 7:00 P.M.

Chairman Rickard called the January 9, 2017 meeting of the Downers Grove Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and public in the recital of the Pledge of Allegiance.

**ROLL CALL:**

**PRESENT:** Chairman Rickard, Mr. Boyle, Ms. Gassen, Ms. Hogstrom, Ms. Johnson, Mr. Maurer

**ABSENT:** Mr. Quirk

**STAFF:** Director of Community Development Stan Popovich; Senior Planner Rebecca Leitschuh

**VISITORS:** Mr. Rich Kulovany, 6825 Camden Rd., Downers Grove

**APPROVAL OF MINUTES**

**DECEMBER 5, 2016 MINUTES** – A change was noted on Page 4, 6<sup>th</sup> line up from bottom: delete the words “and site width” and insert the words “along side”. At top of Page 5, last sentence of first paragraph: delete the words “Lacey Park Historic Preservationist” and revise the word “professional” to “professionals.” **MOTION BY MS. GASSEN, SECONDED BY MS. JOHNSON, TO APPROVE THE MINUTES, AS REVISED. MOTION CARRIED BY VOICE VOTE OF 6-0.**

**PUBLIC HEARINGS:**

Chairman Rickard recalled the following public hearing was continued and remained open.

**FILE 16-PLC-0054:** (continued from December 5, 2016) The purpose of the request is to consider an update of the Downers Grove Comprehensive Plan, which, if adopted will become the official plan for the Village as required by Section 1.12 of the Municipal Code. Village of Downers Grove, Petitioner.

Chairman Rickard reported that he did submit written comments regarding the comprehensive plan. He explained his changes and the thoughts behind them:

Page 13 - under Past Plans and Studies, he thought it was important to add the 2008 Downtown Pattern Book that was created. Referring to his second sheet – he felt the verbiage better explained the general concept of the downtown and would be a better guide for decision-making in the future. Dialog followed regarding two last sentences and the act that they would probably be better located under “Key Concepts.”

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Within the Downtown focus area, other commissioners mentioned the importance of retaining some of the verbiage pertaining to the BNSF since it affected a significant portion of the downtown. Another commissioner cautioned where centralized garbage collections areas be located – specifically, a collection area located between the library and the retail to the east. Mr. Mauer pointed out this was a very busy location and it seemed to be an interesting area of development since the businesses located there were using the alley as their storefront. Staff concurred.

Continuing, the chairman summarized that his remaining comments focused on conveying the thought of the downtown area being a place and not just a series of buildings, suggesting that in the Built Form making use of an updated Downtown Pattern Book for developers to use as a reference guide.

Per a question, Chairman Rickard explained what he meant by the term “triangulation” when looking at the downtown, i.e., looking at the larger picture, and while Ms. Hogstrom was fine with the term, she suggested considering the audience that would be reviewing the Comprehensive Plan. Staff would review the term.

Mr. Maurer cautioned the use of the term “contemporary” since he did not want a developer to think the village was encouraging modern development/architecture in one area and historic in another area. While he stated there may be a “contemporary” movement, he suggested deleting the word where it appears before the words “transit oriented development.”

Mr. Popovich then reviewed the history behind the development of the downtown pattern book for the commissioners.

Page 20 - Mr. Maurer asked staff to reconsider the word “retrospective.”

Page 22 – Decide to use the words “the Downtown” or “Downtown” consistently.

Page 101 - A note points to a building located on Walnut Street regarding the screening of roof top mechanicals. Is there something significant here?

Page 105 – Clarify the need for surface parking for shoppers and the need for the parking deck use for commuters. Mr. Popovich explained the intent was to remove the commuters from the parking lot next to the train station and get them to utilize the parking deck while shoppers could then use the surface parking lot next to the train station. Mr. Maurer agreed with staff’s statement but reiterated better clarification was needed.

Page 111 – Referring to the Downtown Edge, the middle column (yellow color), “Office” - Mr. Mauer asked for better clarification of whether “office usage” can be used on the ground floor of a residential building or is the village suggesting that in both cases that office and residential should be on the upper floors? The intent needed to be defined better.

Page 105 – Second bullet point – Ms. Hogstrom recommended verbiage strengthening the programming to create a sense of place in the downtown and to attract both residents and visitors to the downtown area.

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As a general question, Mr. Boyle asked staff if it could promote the use of the bike path by commuters. Mr. Popovich indicated it could be added as a key concept and he could add it to the Downtown Focus Area Plan.

Page 69 – A question arose about the bullet point pertaining to the construction of a parking deck on the north side of the tracks. Mr. Popovich explained there had been discussion about creating a parking deck on the north side of the tracks for the commuters thereby relieving some of the congestion from those commuters who have to travel across the tracks to get to their vehicles. Mr. Popovich referenced the discussion of the parking deck (and potential locations) on Page 107. He and Ms. Leitschuh also commented on how ride-sharing will impact parking demand has yet to be seen.

Ms. Gassen commented staff for their work on the Comprehensive Plan as well as the chairman for reintroducing the Downtown Pattern Book. She encouraged the Comprehensive Plan Committee and/or the village council to review the pattern book as it applied to the Implementation section of the updated Comprehensive Plan.

Chairman Rickard invited the public to speak. No comments followed. The chairman closed the public hearing. Dialog followed on how to proceed forward. Personally, the chairman preferred going forward with all of the comments made tonight.

**WITH RESPECT TO FILE 16-PLC-0054, MS. GASSEN MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL REGARDING THE UPDATE TO THE DOWNERS GROVE COMPREHENSIVE PLAN, INCLUDING COMMENTS DISCUSSED TONIGHT.**

**SECONDED BY MR. MAURER. ROLL CALL:**

**AYE: MS. GASSEN, MR. MAURER, MR. BOYLE, MS. HOGSTROM, MS. JOHNSON,  
CHAIRPERSON RICKARD**

**NAY: NONE**

**MOTION PASSED. VOTE: 6-0**

Mr. Popovich stated he will incorporate the comments made tonight and the goal will be to have the plan before the Village Council on February 7, 2017.

Per staff, no meeting was scheduled for January 23, 2017 but two meetings were planned for February. Staff was also working with the village attorney regarding board training.

**THE MEETING WAS ADJOURNED AT 8:42 P.M. ON MOTION BY MS. GASSEN,  
SECONDED BY MR. BOYLE. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE  
OF 6-0.**

/s/ Celeste K. Weilandt  
(As transcribed by MP-3 audio)